Karen Y Johnson Davidson County
Batch# 177155 DEEDWARR
12/21/2018 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20181221-0124419

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of December, 2018.

NOTARY PUBLIC

My commission expires: 5-20-21

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

JESSICA SPARNELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tychon J. Tabernik	Ascend Federal Credit Union	142090D029.00CO
(NAME)	(NAME)	
1128 General George Patton Road	520 Airpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tullahoma, TN 37388	

Warranty Deed

For and in Consideration of the sum of $265,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelsey A. Daly, unmarried and Michael E. Daly and Christine L. Daly, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tychon J. Tabernik, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1128, designated No.1128-C, River Plantation, Section Six, Phase One, a condominium, as of record in Book 5200, pages 359 and 360, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kelsey A. Daly, unmarried and Michael E. Daly and Christine L. Daly, husband and wife by deed from HOLLY POFF, ADMINISTRATOR OF THE ESTATE OF BOBBIE ANN LAFOLLETTE, AND Holly Poff and Kelly Fry, Heirs at Law of the Estate of Bobbie Lafollette, dated 05/31/2017, of record in Instrument No. 20170606-0056292, said Register's Office.

This property is __unimproved _X_improved property known as: 1128 General George Patton Road, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of December, 2018.

Kelsey A. Daly

Michael E. Daly

Christine L. Daly

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelsey A. Daly and Michael E. Daly, and Christine L. Daly, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2018.

Notary Public
My Commission Expires: 5.2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

201812210124419

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

